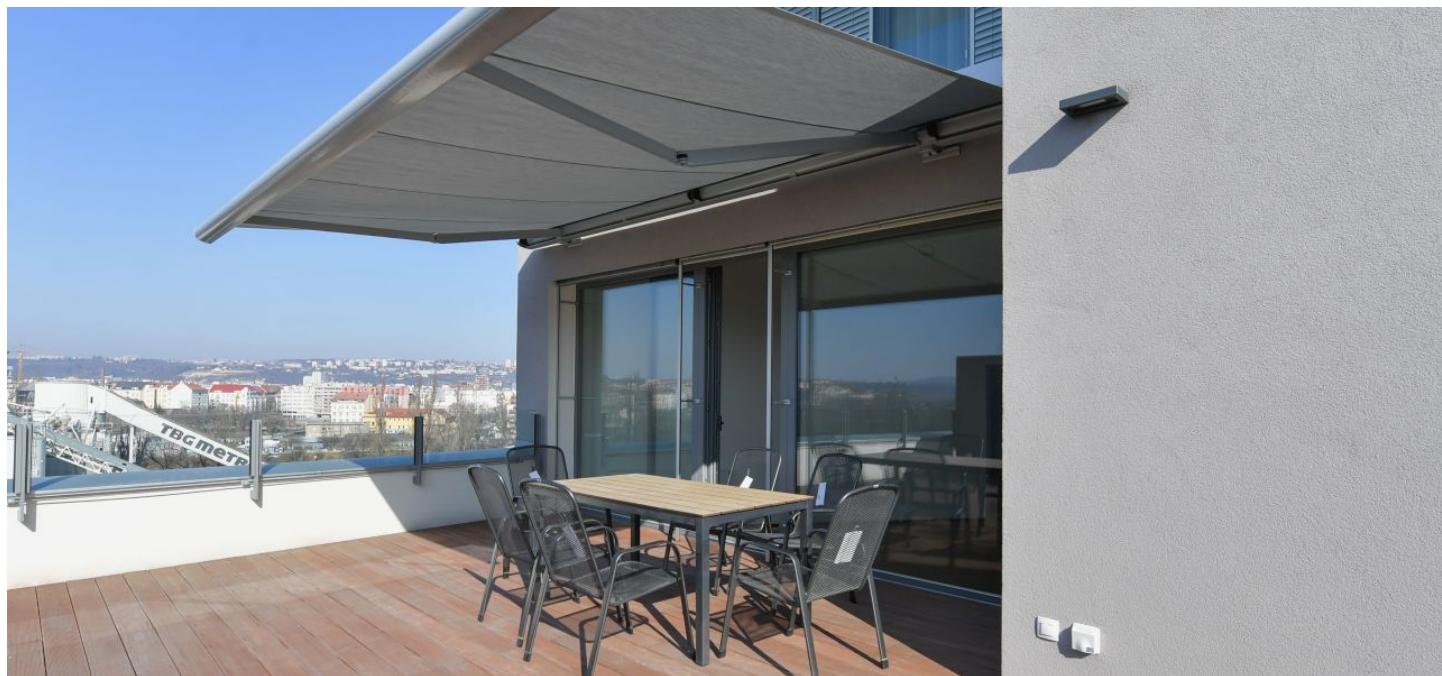




## Apartment Three-bedroom (4+kk)

Rented

109.3 m<sup>2</sup>, Prague 8, Karlín, Breitfeldova





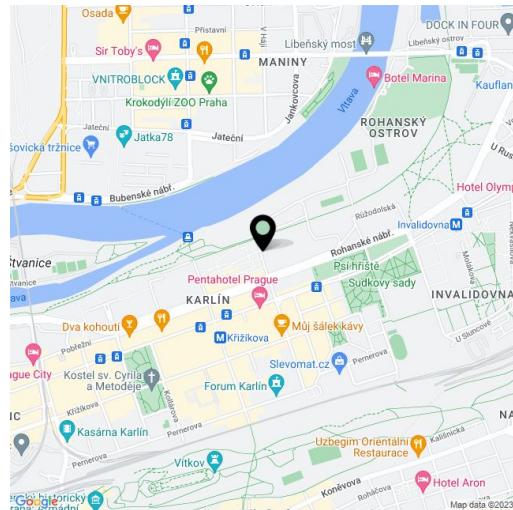
## Apartment Three-bedroom (4+kk)

Rented

109.3 m<sup>2</sup>, Prague 8, Karlín, Breitfeldova

Total area	171 m <sup>2</sup>
Floor area*	109 m <sup>2</sup>
Terrace	57 m <sup>2</sup>
Loggia	5 m <sup>2</sup>
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges, water, heating, and garage maintenance: CZK 7,500. Electricity is billed separately.

PENB	B
Reference number	101211
Available from	Immediately



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.

This brand new unfurnished apartment with 2 bathrooms, an enclosed balcony, and a large terrace (57 sq. m.) offering views of the Prague Castle, the city, and the Vltava river is on the 7th floor of the recently constructed energy-efficient Port Karolina residential project. Amenities include a reception, underground parking, and a shared terrace on the same floor. Located on the Vltava riverbank on Rohanský Island, in a sought-after dynamic neighborhood on the border of Prague 1 and Prague 8, with full amenities within easy reach and quick access to the city center by tram and from the Křižíkova metro station, which is just a few blocks away. A bike and jogging path is steps from the building, and a fitness/relaxation center and a golf course are nearby.

The interior features a living room with a spacious fully fitted open plan kitchen and huge private **terrace** with an awning, a master bedroom with an **enclosed balcony**, an en-suite bathroom (walk-in shower, toilet) and a **walk-in closet** with a laundry area, and two more bedrooms. There is a family bathroom with a bathtub, a separate toilet, and an entrance hall with built-in wardrobes.

Wi-Fi controlled **air-conditioning, hardwood parquet floors, tiles, French windows, central heating, dimmer light switches and color changing light fixtures, dishwasher, induction cooktop, microwave oven, Wi-Fi video intercom, garden furniture, 3.8 m<sup>2</sup> cellar** on the same floor, pram storage and bike wash station in the building. **Two garage parking spaces** are included.